



**Stoneacre**  
Properties



**Sandringham Court, Leeds, LS17 8UJ**  
**£150,000**

**\*\*\* FIRST FLOOR 2-BED 2-BATH APARTMENT WITH UNDERGROUND PARKING \*\*\***

Welcome to Sandringham Court, a delightful flat located in the highly sought-after area of Moortown, Leeds. This spacious two-bedroom, two-bathroom apartment is an ideal choice for first-time buyers and savvy investors alike.

As you enter, you will be greeted by a bright and airy open-plan kitchen, living, and dining area, perfect for entertaining or simply enjoying a quiet evening at home. The living space features a charming Juliet balcony, allowing natural light to flood in and providing a lovely view of the surroundings.

The primary bedroom is a standout feature of this property, complete with an en-suite bathroom for added convenience and privacy. The second bedroom is also generously sized, making it suitable for guests, a home office, or a growing family.

With two well-appointed bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The flat also benefits from secure underground parking, providing peace of mind and easy access to your vehicle.

Situated with excellent access to the Ring Road, this property offers fantastic transport links to the wider Leeds area, making it perfect for those who commute or enjoy exploring the city.

In summary, this flat at Sandringham Court presents a wonderful opportunity to own a modern and comfortable home in a desirable location. Don't miss your chance to view this exceptional property.

#### Entrance

The block is entered via intercom entry system and

stairs lead up to first floor. Entering the property you are welcomed into the entrance hallway which offers access throughout the property.

#### Kitchen/Living/Diner

Open plan living space offers ample space for seating, a dedicated dining space and a modern kitchen complete with integrated appliances, namely, dishwasher, fridge/freezer, oven, hob with extractor above and sink with drainer.

#### Bedroom 1

Large double bedroom complete with en-suite.

#### En-suite

Comprising shower, toilet and sink.

#### Bedroom 2

Second spacious double bedroom.

#### Bathroom

Shower over bath, toilet and sink.

#### External

Well maintained communal grounds. Property comes complete with underground parking space.

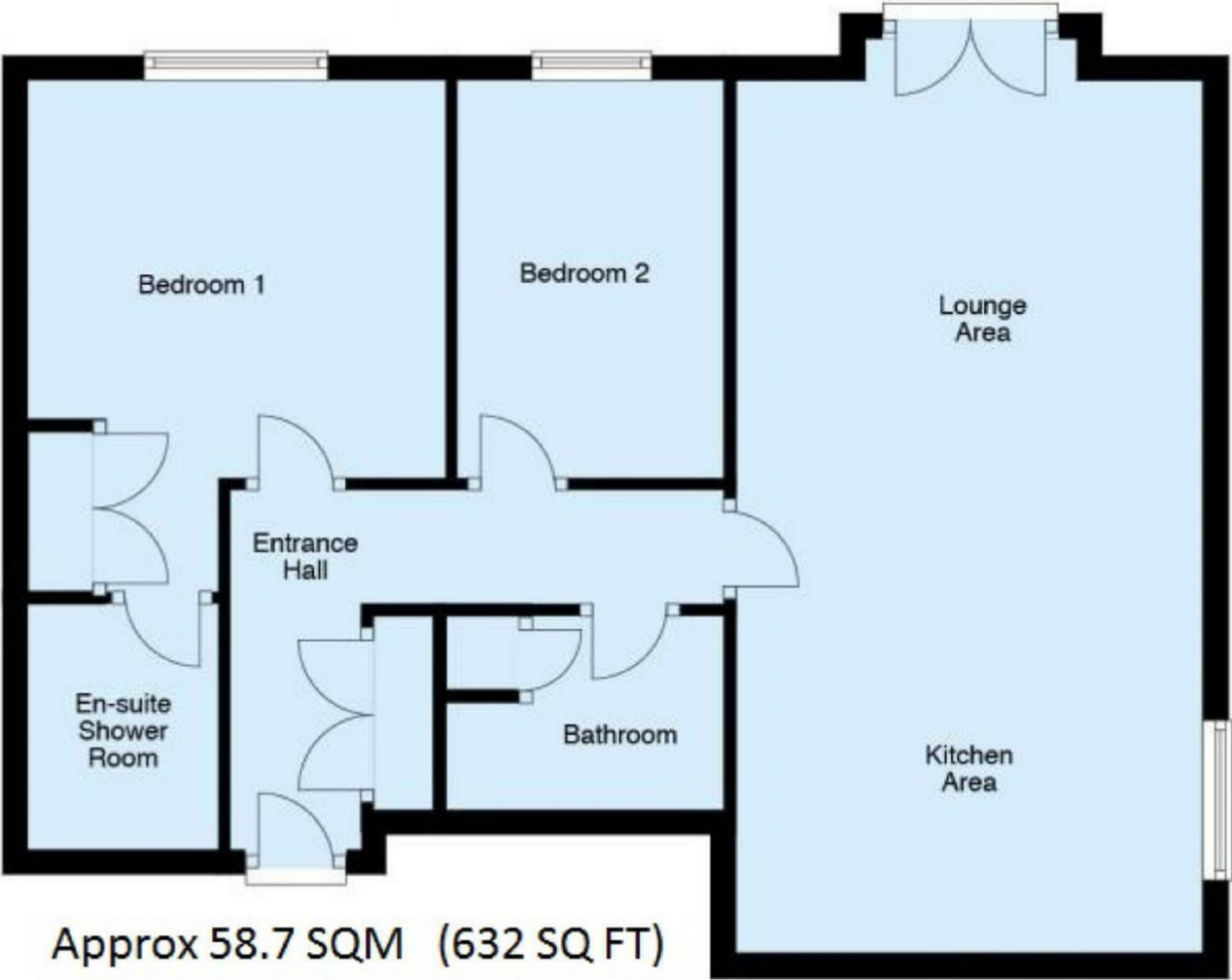
#### Lease

We are advised by the vendor that the property is leasehold with a remaining term of 106 years approximately. The current service charge is £1812 per annum and ground rent is £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

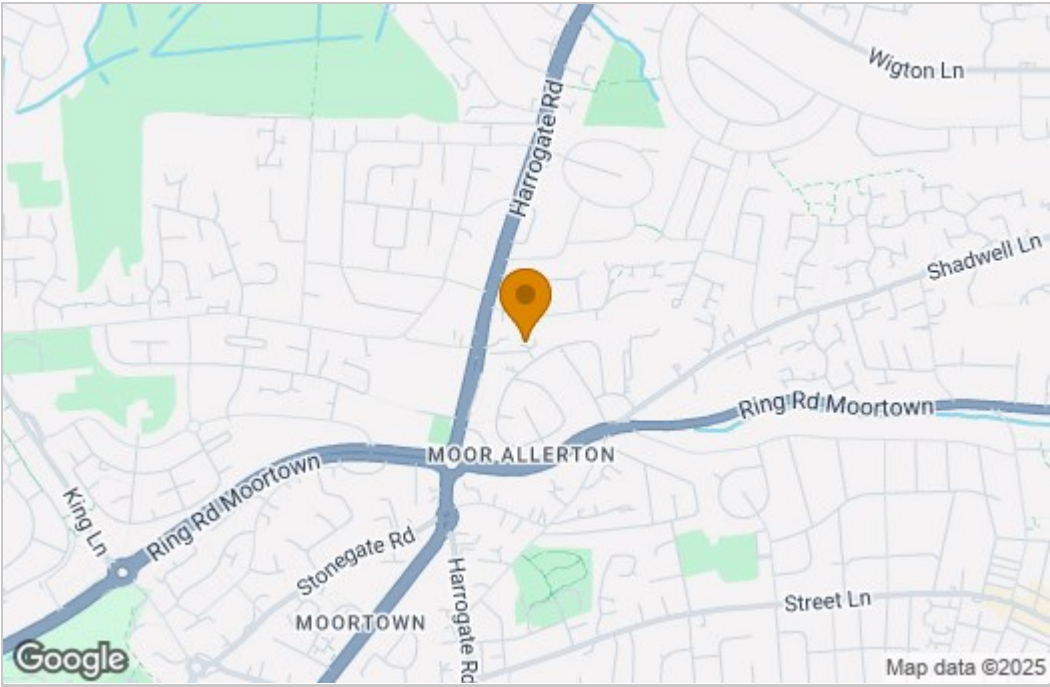




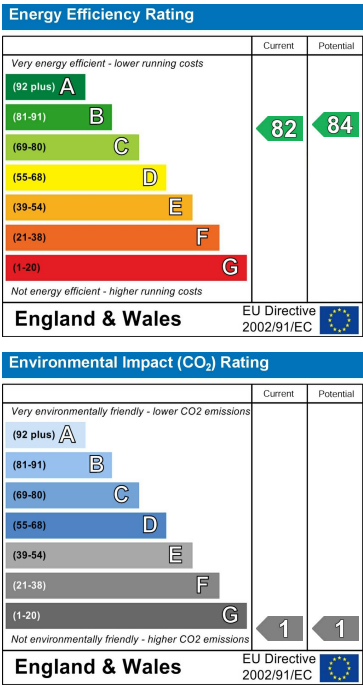
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

